



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

May 6, 2014

CHARLES E. DAMART
487 LA MARINA DRIVE
CAMARILLO, CA 93010

**RE: PROJECT NUMBER 02-028
TENTATIVE TRACT MAP NO. 49916-2
ENVIRONMENTAL ASSESSMENT NO. 02-028**

Dear Applicant:

Tentative Tract Map No. 49916-2 was considered by Mr. Bruce Durbin, a Hearing Officer of Los Angeles County, on May 06, 2014.

After considering the evidence presented, the Hearing Officer in his action on May 06, 2014, **denied** Tentative Tract Map No. 49916-2 in accordance with Los Angeles County Code Section 21.16.060 (Public Hearings) and Section 21.40.110 (Matters Required to Complete Submittal and Filing). A copy of the denial findings is attached.

The applicant or any other interested person may appeal the Hearing Officer's decision to the Regional Planning Commission at the office of the Commission secretary, Room 1350, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Please contact the Commission secretary for the appeal procedures and fee at (213) 974-6409. **The appeal period for this project will end at 5:00 p.m. on May 19, 2014.** Any appeal must be delivered in person to the Commission secretary by this time. If no appeal is filed during the specified period, the Hearing Officer's action is final.

If you have any questions regarding this matter, please contact Ms. Marie Pavlovic of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433 between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING

Richard J. Bruckner

Director

Nooshin Paidar, AICP
Supervising Regional Planner
Land Divisions Section

NP:map

Enclosures: Findings
c. Hanbali & Associates, 514 W. Commerce Ave., Suite C, Palmdale, Ca 93551

**FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 02-028
TENTATIVE TRACT MAP NO. 49916-(2)**

1. The Hearing Officer of Los Angeles County, Mr. Bruce Durbin, considered Tentative Tract Map ("TR") No. 49916-(2) on May 06, 2014.
2. TR 49916-(2) is a request to create 38 single-family lots, 1 public facility lot on 40 acres within the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area). The project site is located at 115th Street East and Avenue R in the Antelope Valley East Zoned District.
3. The project was filed on February 14, 2002. The Los Angeles County Subdivision Committee last met on March 25, 2002 to discuss the subject project and Reports Only on June 23, 2003. Holds were placed on the project. The requested materials were never submitted and no activity has occurred on the project since that time. The last time extension for this project granted by the Director of the Los Angeles County Department of Regional Planning expired on May 19, 2011.
4. Since the applicant failed to provide the requested information and/or materials, there is insufficient information to determine the feasibility of the project design, general plan consistency or whether approval of the map would be in the public interest, pursuant to Section 21.40.160 (Advisory Agency Determination Authority) of the Los Angeles County Code. Because of this, the Subdivision Committee is unable to recommend a final action to the Advisory Agency.
5. Staff sent a letter to the applicant dated April 1, 2014 informing the applicant that pursuant to Section 21.16.060 (Public Hearings) and Section 21.40.110 (Matters Required to Complete Submittal and Filing) of the County Code, the case would be scheduled before a Hearing Officer for denial due to inactivity on May 06, 2014.
6. The April 1, 2014 letter also directed the applicant to contact Regional Planning staff within 30 days for the project to remain active. After contacting Regional Planning staff, the applicant was required to provide a revision to the tentative map and/or submit other requested information within 90 days of the date of the April 1, 2014 letter.
7. The applicant has failed to contact Regional Planning staff or submit the required materials within the required timeframe (30 days), which was by May 1, 2014.
8. During the May 6, 2014 Hearing Officer public meeting, staff made a brief presentation summarizing the process for denial of a project due to inactivity.
9. During the May 6, 2014 Hearing Officer public meeting, the project applicant was not present. There were no testifiers in support of or in opposition to the project.

10. During the May 6, 2014 Hearing Officer public meeting, the Hearing Officer denied Tentative Tract Map No. 49916-2 due to inactivity.

THEREFORE, in view of the findings of fact presented above, **Tentative Tract Map No. 44916-2 is DENIED.**